



COMMUNITY DEVELOPMENT RESOURCE AGENCY
PLANNING SERVICES DIVISION
County of Placer

HEARING DATE: November 12, 2020
ITEM NO.: 4
TIME: 11:40 A.M.

TO: Placer County Planning Commission
FROM: Development Review Committee
DATE: November 4, 2020
SUBJECT: **TAHOE BASIN AREA PLAN - HOUSING-RELATED AMENDMENTS**
TAHOE BASIN AREA PLAN AMENDMENT (PLN20-00249)
STATUTORY/CATEGORICAL EXEMPTIONS
SUPERVISORIAL DISTRICT 5 (GUSTAFSON)

COMMUNITY PLAN AREA: Tahoe Basin Area Plan

STAFF PLANNER: Patrick Dobbs, Senior Planner

LOCATION: Unincorporated Placer County within the Tahoe Basin Area Plan. The Tahoe Basin Area Plan encompasses the Tahoe Basin portion of Placer County which is within the jurisdiction of the Tahoe Regional Planning Agency, encompasses approximately 46,162 acres (72.1 square miles), and includes the communities of California North Stateline, Kings Beach, Tahoe Vista, Carnelian Bay, Dollar Point, Tahoe City, Sunnyside, Homewood, and Tahoma.

APPLICANT: Placer County Planning Services Division

PROPOSAL

The Planning Services Division requests that the Planning Commission consider a recommendation to the Board of Supervisors to amend Parts 1, 3 and 4 of the Placer County Tahoe Basin Area Plan (TBAP), and Chapters 1, 2, and 3 of the TBAP Implementing Regulations to bring the TBAP into conformance with California housing law for accessory dwelling units (ADUs) and provide opportunities for a greater variety of multi-residential housing types. The proposed amendments will update the TBAP to be consistent with the Tahoe Regional Planning Agency (TRPA) Bonus Unit incentive program for moderate- and achievable-income housing, and will add special planning designations and policies to specific zone districts to allow for banking, conversion, and transfer of development rights consistent with the TRPA adopted 2018 Development Rights Strategic Initiative.

CEQA COMPLIANCE

The proposed Area Plan amendments are exempt from the California Environmental Quality Act pursuant to Public Resources Code (PRC) Sections 21080.17 and 21080.50 and CEQA Guidelines Sections 15061(b), 15282(h), 15301, 15303 and 15305. CEQA Guidelines Section 15061(b)(3) (common sense exemption) applies because the changes to the Plan do not add additional units to the Area Plan beyond those that were anticipated under the certified Tahoe Basin Area Plan joint EIR/EIS. Any changes modify policies to achieve housing that were already considered under the Area Plan and therefore the policy changes would not have the potential to cause a significant effect on the environment. Additionally, under PRC Section 21080.17 and CEQA Guidelines Section 15282 subsection (h), CEQA does not apply to the adoption of an ordinance by a city or county to implement the provisions of Section 65852.2 of the Government Code (the state accessory dwelling unit law). The proposed ordinance, if adopted,

implements Government Code Section 65852.2 and 65852.22 within unincorporated Placer County in a manner that is consistent with the requirements of state law.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS

A legal notice was published in the Sacramento Bee and Sierra Sun newspapers. In addition, notice has also been provided to Community Development Resource Agency staff and all other public interest groups, as well as former Placer County TBAP area planning team members were sent copies of the public hearing notice as well.

BACKGROUND

The Tahoe Basin Area Plan and Implementing Regulations were adopted by the Placer County Board of Supervisors on December 6, 2016 and by the Tahoe Regional Planning Agency Governing Board on January 25, 2017. The Area Plan and Implementing Regulations replaced all previous community plans, general plans, land use regulations, development standards and guidelines, and Plan Area Statements within the Tahoe Basin.

Area Plans are a central part of the TRPA Regional Plan and an important strategy to accelerate attainment of TRPA environmental thresholds. The TBAP sets forth the regulations that implement the Regional Plan in the Placer County portion of the Lake Tahoe region. Since the adoption of the TBAP in January 2017, the State of California has passed numerous pieces of housing legislation in each legislative session that limit the ability of local governments to obstruct housing development. The State Housing law updates reform and streamline permitting processes, moving toward a ministerial approval model for housing that complies with local zoning and planning rules to reduce barriers to housing production. The new California laws obligate local government to undertake updates in their housing plans and plan for growth, among other requirements.

Also, since the Area Plan adoption, multiple efforts have been underway to implement Placer County housing element policies related to residential land uses and affordable housing in the Area Plan. In addition, staff has worked closely with the Tahoe Truckee Community Foundation, Mountain Housing Council, TRPA staff, and members of the public, to determine key regional objectives that will achieve more affordable and achievable housing. The proposed amendments represent the results of those efforts and proposes to update policies, development standards, and provide process improvements that will identify opportunities for affordable, moderate, and achievable housing projects and accelerate the production and supply of desirable and achievable housing for those who live and work in the North Tahoe-Placer County region. In addition, these amendments will help Placer County meet the Regional Housing Needs Assessment and regional Sustainable Community Strategy requirements.

OVERVIEW OF PROPOSED CHANGES

The Area Plan is comprised of a policy document containing eight sections and an implementing regulations documents which contains a zoning code that is specific to the Tahoe Basin portion of Placer County. Policy amendments are proposed to Part 1 – Introduction: An overview of the regulatory framework, planning process, and Area Plan content and Part 4 – Land Use Plan: Existing and planned land uses and development (Attachment A).

Proposed changes to Part 1 include updating the term “secondary dwelling” to become “accessory dwelling” units to be consistent with the County definition and removing the County’s deed restriction required for accessory dwelling units to not be used for tourist uses or vacation rentals. Proposed changes to Part 4 include updating Section 4.3 TRPA Growth Control System to be consistent with the Development Rights Strategic Initiative amendments to the Regional Plan; updating Section 4.4 Area Plan Programs to remove the limited conversion pilot program, update the Accessory Dwelling Units and Junior Accessory Dwelling Units program, and add the TRPA Certified Local Government Moderate-Income Housing Program; updating Section 4.4. Land Use and Community Design Policies to use consistent terminology.

In addition, changes are proposed to Chapters 1, 2, and 3 of the Area Plan Implementing Regulations: Zoning districts, land use regulations, development standards and design guidelines. All proposed Implementing Regulations amendments are shown in track changes in Attachment B with ~~strikethrough~~ identifying existing language proposed for deletion and **bold underlined** identifying proposed new language. A summary and discussion for the proposed amendments are as follows.

Multi-Residential Land Uses

Multi-Residential Land Uses – Multi-Family, Multi-Person, and Employee Housing

The proposed amendments would expand opportunities for additional multi-residential land uses in all Residential, Mixed-use, and Community Service zone districts where one or more multi-residential housing types is currently permissible. Multi-residential land uses in the TBAP include multi-family, multi-person, and employee housing. Multi-family housing types include examples such as a duplex, triplex, or an apartment building dwelling typically shared by relatives. TRPA defines multi-person dwellings as buildings primarily for permanent occupancy by unrelated individuals and provides examples of multi-person dwellings such as dormitories and boarding houses. Employee housing can occur on-site or off-site of the business where the resident works. Despite their definitions, multiple-family dwelling, multi-person dwelling, and employee housing land uses are similar in their level of impacts and intensity, and planning and neighborhood considerations.

Currently many zone districts within the TBAP allow either multi-family, multi-person, or employee housing. The proposed amendments would allow all three multi-residential housing types where one or more multi-residential land uses are currently allowed, subject to the same permitting requirements, density, and development standards of the other multi-residential land uses that are currently allowed.

The amendments would also add multi-residential land uses to the Kings Beach Industrial Subdistrict, which currently does not allow any multi-residential uses. Multi-residential development in the Kings Beach Industrial Subdistrict would be restricted to affordable, moderate, and achievable-income housing. It should be noted that the Kings Beach Industrial Subdistrict currently allows residential uses and is currently developed with a mix of residential and light industrial uses. Allowing multi-residential uses will provide opportunity for diverse housing types and will offer flexibility for property owners to redevelop in support of housing.

Modify Special Planning Designations and Policies

The proposed TBAP amendments would add Special Planning Designations and Policies to the Residential, Mixed-Use, and Community Service Area zone districts to allow development rights to be transferred (if needed) to sites where multi-residential land uses are allowed. Under TRPA's growth management system additional development rights (e.g., residential allocations, potential residential units of use, etc.) are often needed to be transferred into the project site to achieve the number of residential units needed to support a project. This change will designate these zone districts as "receiving areas" to help facilitate the TRPA Transfer of Development Rights process for desired multi-residential projects.

Senior Citizen Only Affordable Housing Limitations

Currently, the Lake Forest Glen and Tahoma Residential Subdistricts and the Dollar Hill and Mixed-Use Neighborhood Lake Forest Glen Mixed-Use Subdistricts contain policy language that promote housing exclusively for senior citizens. The proposed amendments would remove the current references that limit affordable housing for "seniors" from all four subdistricts to simply state all affordable housing is allowed to incentivize all affordable housing types.

Moderate and Achievable Housing Bonus Units

The proposed amendments add "moderate" and "achievable" to existing preferred affordable special planning designations. The amendments would expand eligibility of the residential bonus unit incentive program to include three income tiers for both single and multi-family housing: affordable (up to 80% area median income (AMI)), moderate (80-120% AMI), and achievable (120-215% for multi-family and 120-

235% for single-family units). This would allow more flexibility in accessing TRPA bonus units to construct affordable units and will increase the number of households who will qualify for affordable housing units.

TRPA Certified Local Government Moderate-Income Housing Program

The proposed TBAP amendments recognize Placer County's adopted Housing Element adequately addresses housing needs and issues within the Area Plan as outlined in TRPA Code Section 52.3.6. Placer County housing-related programs such as the Workforce Housing Preservation Program and Placer County Mobility and Infill Incentive Program are examples of programs that meet the criteria of TRPA's Certified Local Government Moderate Income Housing Programs based on the planning principles of transit-oriented development to develop and re-develop housing in proximity to transit, services, and employment centers.

TRPA maintains a Residential Incentive Program and residential allocation incentive pool pursuant to TRPA Code Section 50.5.2. Owners of parcels located within Placer County may apply to TRPA on a first-come, first-served basis for any allocations available in the allocation pool, subject to the limitations in TRPA Code Section 50.5.1.D.

To qualify to receive a residential allocation through the Residential Incentive Program, property owners must, through deed-restriction, limit the project area to the approved use and restrict the occupants' household income to moderate-income housing limits. Moderate-income units shall be restricted for long-term occupancy for at least ten months in each calendar year.

Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)

Update ADU permitting requirements in accordance with California law

The availability and affordability of housing in California has been a topic on the forefront of State legislative discussion for the past several years. New and amended State housing laws have necessitated amendments to local regulations, specifically for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units. The proposed amendments would streamline approval of ADUs and JADUs when it is established and determined that the project is in conformance with objective site development standards. This is consistent with Government Code Section 65852.2 which requires local governments to administratively approve accessory residences that comply with parking requirements, allowable size, and setback requirements.

Changes to ADU laws has resulted in a unique situation where California housing law has diverged from TRPA's housing regulations. Until such time as permitting of ADUs is delegated to Placer County the proposed amendments would add a footnote to the Area Plan Implementing Regulations clarifying a two-step permitting process where separate permits are required to construct an ADU. Placer County will review and permit ADUs in accordance with California housing law, and TRPA would review ADU applications in accordance with the Regional Plan.

Update ADU parking requirements

Pursuant to TRPA Code Section 13.5.3.B.2 that allows for Alternative Parking Strategies in Area Plans, Placer County proposes to amend Table 3.07.A-1, Parking and Access, to specify that accessory dwelling units require only one parking space, with options to further reduce parking requirements when near transit and there are car share opportunities, consistent with Placer County Code Section 17.56.200(D)(5) and California Government Code Section 65852.2. No additional parking is required for junior accessory dwelling units. This amendment is in response to housing studies that have shown approximately 70% of second unit dwellers own only one car, while the remaining 30% are generally split evenly between no car ownership and ownership of at least two vehicles, and demonstrated examples where excessive parking quotas can thwart this low-cost form of providing additional housing (e.g., Yes in My Backyard: Mobilizing the Market for Secondary Units [2011]; ADUs in Portland, Oregon ISS Survey Report [2018]).

Banking, Conversion, and Transfer of Development Rights

Update banking, conversion, and transfer of development rights consistent with Chapter 51 of the TRPA Code of Ordinances (Banking, Conversion, and Transfer of Development Rights). Currently the Area Plan includes provisions for a pilot program to convert commercial floor area (CFA) to tourist accommodation units (TAU). Since adoption of the Area Plan, TRPA has adopted the Development Rights Strategic Initiative which has less-stringent development right conversion ratios. When a conflict exists between an Area Plan and the Regional Plan the most restrictive standard applies. Because TRPA's updated banking, conversion, and transfer of development rights policies provide additional flexibility, the proposed amendments would refer to Chapter 51 of the TRPA Code of Ordinances for banking, conversion, and transfer of development rights.

Non-Substantive Administrative Corrections and Minor Amendments

The proposed Area Plan amendments include several non-substantive administrative corrections to code section cross references and consistent terminology. Other minor amendments include adding the Threshold-Related Facilities land use to all zone districts within the TBAP which would allow environmental monitoring stations in all areas within the TBAP, subject to a discretionary (Minor Use Permit) entitlement process.

NORTH TAHOE REGIONAL ADVISORY COUNCIL MEETING OVERVIEW

On July 9, 2020, staff presented the proposed TBAP amendments as an informational item to the North Tahoe Regional Advisory Council (NTRAC). One NTRAC member suggested engaging the previous members of TBAP area planning teams to review the proposed amendments. In response to that suggestion staff has provided notice of the Planning Commission hearing to all individuals on the previous TBAP area planning teams.

TRPA REGIONAL PLAN IMPLEMENTATION COMMITTEE MEETING OVERVIEW

On August 26, 2020, staff presented the proposed TBAP amendments as an informational item to the TRPA Regional Planning Implementation Committee (RPIC). Committee members wanted confirmation that TRPA's growth management limits would not be exceeded, and were supportive of the County's ongoing efforts to promote solutions to housing problems of production, variety, and affordability for a broader range of income levels, while maintaining consistency with the TRPA Regional Plan.

NEXT STEPS FOR PROJECT APPROVAL

Staff will forward the Planning Commission's recommendation to the Board of Supervisors. The Board of Supervisor's action will be presented to the TRPA Advisory Planning Commission (APC) and the TRPA Regional Plan Implementation Committee (RPIC), before final action from the TRPA Governing Board anticipated in early 2021.

RECOMMENDATION

Based on the analysis in this report, the Development Review Committee recommends that the Planning Commission recommend approval of the following items to the Board of Supervisors:

FINDINGS

CEQA

1. Find the proposed Tahoe Basin Area Plan Amendments are statutorily and categorically exempt pursuant to Public Resources Code (PRC) Sections 21080.17 and 21080.50 and CEQA Guidelines Sections 15061(b), 15282(h), 15301, 15303 and 15305. The changes to the Plan do not add additional units to the Area Plan that were not already anticipated under the certified Tahoe Basin Area Plan joint EIR/EIS. These changes modify policies to achieve housing that was already considered under the Area Plan and therefore the policy changes would not have the potential to cause a significant effect on the environment. Additionally, the proposed amendments dealing with accessory dwelling units are exempt from CEQA pursuant to CEQA Guidelines section 15282(h), which exempts the adoption of an ordinance regarding second units in a single-family or multi-family residential zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of

the Government Code as set forth in Section 21080.17 of the Public Resources Code. The proposed changes, if adopted, implements Government Code Section 65852.2 and 65852.22 within the Area Plan in a manner that is consistent with the requirements of state law. As such, the adoption of the proposed amendments are exempt from CEQA.

AREA PLAN AMENDMENT

1. Adopt a Resolution approving amendments to the Tahoe Basin Area Plan based on the following findings:
 - a. The proposed amendments to the Tahoe Basin Area Plan are consistent with the objectives, policies, general land uses and programs specified in the Placer County General Plan and Tahoe Basin Area Plan, and the amendments are internally consistent with the remaining provisions of the 2017 approved Tahoe Basin Area Plan. Specifically these amendments will bring the Area Plan into conformance with California housing law for accessory dwelling units and provide opportunities for a greater variety of multi-residential housing types are consistent with the goals, objectives and policies of the Placer County General Plan and the Tahoe Basin Area Plan since they are in accordance with the following:
 - i. TBAP Socio-Economic Policy SE-P-6 – Continued efforts to address the existing job-housing imbalance and provide additional housing at affordable price levels should be pursued.
 - ii. TBAP Housing Policy HS-P-1 – Provide affordable and employee housing within the Plan area and encourage employee shuttles to major employers, such as ski resorts and casinos.
 - iii. General Plan Land Use Element Policy 1.B.2 – The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.
 - iv. General Plan Housing Element Policy A-3 – The County shall continue efforts to streamline and improve the development review process, and to eliminate any unnecessary delays in the processing of development applications.
 - v. General Plan Housing Element Policy A-4 - The County shall encourage innovative subdivision design and a range of housing types within larger-scale development projects to encourage mixed-income communities (e.g., single-family detached homes, second units, duplexes, live-work units).
 - vi. General Plan Housing Element Policy B-7 - The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.
 - b. The Area Plan as amended is not within the area of any airport land use plan.
 - c. Notices of all hearings required by Section 17.60.140 have been given and all hearings required pursuant to Section 17.58.200 have been held.
2. Adopt an Ordinance approving amendments to the Tahoe Basin Area Plan Implementing Regulations based on the following findings:
 - a. The proposed amendments to the Tahoe Basin Area Plan Implementing Regulations are consistent with Placer County General Plan and Tahoe Basin Area Plan. Specifically these amendments will bring the Area Plan into conformance with California housing law for accessory dwelling units and provide opportunities for a greater variety of multi-residential housing types are consistent with the goals, objectives and policies of the Placer County General Plan and the Tahoe Basin Area Plan since they are in accordance with the following:
 - i. TBAP Socio-Economic Policy SE-P-6 – Continued efforts to address the existing job-housing imbalance and provide additional housing at affordable price levels should be pursued.

- ii. TBAP Housing Policy HS-P-1 – Provide affordable and employee housing within the Plan area and encourage employee shuttles to major employers, such as ski resorts and casinos.
 - iii. General Plan Land Use Element Policy 1.B.2 – The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.
 - iv. General Plan Housing Element Policy A-3 – The County shall continue efforts to streamline and improve the development review process, and to eliminate any unnecessary delays in the processing of development applications.
 - v. General Plan Housing Element Policy A-4 - The County shall encourage innovative subdivision design and a range of housing types within larger-scale development projects to encourage mixed-income communities (e.g., single-family detached homes, second units, duplexes, live-work units).
 - vi. General Plan Housing Element Policy B-7 - The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.
- b. The proposed amendments to the Tahoe Basin Area Plan Implementing Regulations are consistent with and implement the Area Plan, as approved in 2017 and as herein amended.
 - c. The proposed amendments to the Tahoe Basin Area Plan Implementing Regulations will implement the Tahoe Basin Area Plan policies and goals and will ensure orderly development of the Plan Area.

Respectfully submitted,



Patrick Dobbs
Senior Planner

ATTACHMENTS

Attachment A – Draft Resolution Amending Parts 1, 3, 4 and 8 of the TBAP

Exhibits A-Q – Amendments to Area Plan Parts 1, 3, 4 and 8

Attachment B – Draft Ordinance Amending Chapter 1, 2 and 3 of the Placer County TBAP Implementing Regulations

cc: Steve Pedretti – CDRA Director
EJ Ivaldi – Planning Director
Clayton Cook – County Counsel
Crystal Jacobsen – CDRA Director, Tahoe

Before the Board of Supervisors County of Placer, State of California

In the matter of:

A RESOLUTION AMENDING THE TAHOE BASIN
AREA PLAN AS IT RELATES TO HOUSING-
RELATED AREA PLAN AMENDMENTS
(PLN20-00249)

Resolution No.: _____

The following Resolution was duly passed by the Board of Supervisors of the County of Placer at
a regular meeting held _____, by the following vote on roll call:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chairperson, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, the Tahoe Basin Area Plan was adopted by the Placer County Board of Supervisors on December 6, 2016, and by the Tahoe Regional Planning Agency on January 25, 2017;

WHEREAS, the Tahoe Basin Area Plan contains a Socio/Economic Plan element aimed at supporting additional housing at affordable price levels, and providing assistance for economic development and environmental redevelopment, including the following policies:

Policy SE-P-3 Opportunities for economic development outside Town Centers should be pursued in a manner consistent with the Regional Plan.

Policy SE-P-4 Whenever feasible, Placer County should provide assistance to property owners seeking to complete projects on priority redevelopment sites through public-private partnerships and other forms of assistance.

Policy SE-P-5 Placer County supports efforts to promote environmental redevelopment in mixed use areas within and outside Town Centers, including the Village Centers identified in this Area Plan.

Policy SE-P-6 Continued efforts to address the existing job-housing imbalance and provide additional housing at affordable price levels should be pursued.

WHEREAS, the Tahoe Basin Area Plan contains a Housing element aimed at supporting efforts to remove barriers preventing the construction of necessary workforce housing including the following policies:

Policy HS-P-6 Pursue TRPA-Certified Local Governing Moderate-Income Housing Programs pursuant to Sections, 52.3.4 and 52.3.6 of the TRPA Code of Ordinances to provide additional opportunities for deed-restricted affordable and moderate income housing.

Policy HS-P-7 Evaluate housing needs in the region in coordination with TRPA. Consistent with Regional Plan Housing Policy HS-3.1, update TRPA policies and ordinances as necessary to achieve state, local and regional housing goals. Future housing efforts should seek to remove identified barriers preventing the construction of necessary affordable housing in the region including, but not limited to, workforce and moderate-income housing, secondary residential units and long-term residency in motel units.

WHEREAS, the proposed Tahoe Basin Area Plan (TBAP) housing-related amendments include revisions intended to further support workforce housing needs in the Tahoe Basin;

WHEREAS, the Tahoe Basin Area Plan housing-related amendments work program involved public outreach that included multiple public meetings, two information presentations to both the Placer County - North Tahoe Regional Advisory Committee and the Tahoe Regional Planning Agency – Regional Plan Implementation Committee, as well as outreach to the Mountain Housing Council and members of the Tahoe Basin Area Plan planning teams; and

WHEREAS, on November 12, 2020, the Planning Commission held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.58, Section 17.58.200(E)(1) and Article 17.60, Section 17.60.140 to consider the proposed TBAP housing-related amendments, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on December 15, 2020, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed TBAP housing-related amendments; and

WHEREAS, the Board finds the proposed amendments will serve to protect and enhance the health, safety, and general welfare of the communities within the Tahoe Basin portion of Placer County and the County as a whole; and

WHEREAS, the Board further finds that the proposed amendments are consistent with the applicable requirements of State law, and are in compliance with the provisions of the General Plan, including but not limited to the following:

- Policy 1.B.2. The County shall encourage the concentration of multi-family housing in and near downtowns, village centers, major commercial areas, and neighborhood commercial centers.

- Policy A-4. The County shall encourage mixed-use and transit-oriented development projects where housing is provided in conjunction with compatible non-residential uses.
- Policy A-7. The County shall encourage the development of multi-family dwellings in locations where adequate infrastructure and public services are available.
- Policy B-7. The County shall facilitate expanded housing opportunities that are affordable to the workforce of Placer County.
- Policy H-1. The County shall promote housing opportunities for all persons regardless of race, religion, color, ancestry, national origin, sex, disability, family status, income, sexual orientation, or other barriers that prevent choice in housing.

WHEREAS, notice of all hearings required has been given and all hearings have been held as required by County ordinance and State law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER that the amendments to the Tahoe Basin Area Plan, as set forth in Exhibits A through Q attached hereto and incorporated herein by reference, are hereby adopted.

EXHIBIT A

Amendments to Area Plan Part 1: Introduction Chapter

Summary of the Area Plan

Conditions in the Lake Tahoe Region are different today than they were when the 1987 Regional Plan was developed.

By the 1980's, the Region had experienced decades of rapid development. The economy was thriving, but the environment was suffering. More than half of the Region's wetlands had been developed and plans were in place for projects that could have increased the Region's population to 750,000 (more than ten times the current population). Lake Tahoe's water clarity was declining by about one foot per year.

In 2015, the Region faces different challenges. TRPA's strict growth control system has been in place for decades and over \$1 Billion has been invested in environmental restoration. Overall, the efforts appear to be working. Unconstrained growth is no longer a threat, Lake Tahoe's water clarity has stabilized and many environmental indicators are showing improvement. Environmental priorities are now targeted to more specific concerns and pollution sources. Socioeconomic conditions are also a concern.

This Area Plan recognizes the regional planning framework and applies regional policies at the community scale. It provides the legal structure for review of land use proposals and applications. It also identifies policy initiatives and capital improvements that would improve environmental conditions and should be incorporated into the EIP and other funding programs. Consistent with the Regional Plan and extensive public input, environmental redevelopment is encouraged for its environmental and economic benefits.

The adopted Placer County Tahoe Basin Area Plan becomes a part of the Lake Tahoe Regional Plan and the Placer County General Plan. It replaces the six Community Plans, the Placer County Standards & Guidelines for Signage, Parking and Design, and 57 Plan Area Statements that were previously adopted by Placer County and TRPA for the area. It also replaces two Placer County General Plans.

As specified by the Regional Plan, the focus of the Area Plan is to *"Promote environmentally beneficial redevelopment and revitalization within Centers"* and *"preserve the character of established residential areas outside centers, while seeking opportunities for environmental improvements"*. (TRPA Regional Plan, 2012).

Amendments from prior plans are focused within the TRPA designated Town Centers of Tahoe City, Kings Beach and North Stateline. In the Town Centers, development standards are reformed and environmental improvements are planned in accordance with the Regional Plan and TMDL. Significant changes within the Town Centers include:

- Planning additional environmental improvements to restore sensitive lands and enhance recreation and multi-modal transportation facilities.
- Implementing Regional Plan standards for development transfers, building height, density and land coverage to provide capacity for development transfers and redevelopment – combined with restrictions and transition areas to enhance scenic quality and address Regional Plan requirements.
- Allowing residential and mixed uses within Town Centers.
- Supporting Town Center redevelopment by providing opportunities to convert commercial space (CFA) to redeveloped tourist accommodation units (TAU).

- Adjusting the Town Center boundaries and land uses within the Centers to promote redevelopment and maximize opportunities for environmental gain.
- Adopting new mixed use site and building standards calling for pedestrian oriented designs and scenic enhancements.
- Updating the 1993 Placer County Standards and Guidelines for Signage, Parking, and Design to improve the graphics and strengthen dark sky lighting requirements.
- Adopting new parking standards to better utilize parking lots and minimize pavement.
- Changing zoning on restoration project sites to Conservation or Recreation.
- Allowing non-contiguous sites to be considered a “project area.”

Outside the Town Centers a “Village Center” concept is embraced for the existing commercial areas. Mixed use zoning, new design standards, and parking amendments apply within Town and Village Centers. Additional opportunities for ~~secondary residences~~ **accessory dwelling units (ADUs)** on lots less than an acre in size are also provided where the secondary residence is ~~deed~~ restricted to not allow for tourist uses or vacation rentals and where it is deed restricted for affordability.

Land uses and development standards from the Community Plans and Plan Area Statements have otherwise been maintained. The Area Plan consolidates standards from the six Community Plans and 57 Plan Area Statements into a single document. Subareas are identified and maintain existing standards for each old plan area. These provisions are further described in the Land Use Plan and implementing regulations.

EXHIBIT B

Amendments to Area Plan Part 3: Socio-Economic Plan Chapter

Organization of the Area Plan

Appendixes (Reference Documents – not a part of the Area Plan):

- A. Memorandum of Understanding for the Placer County Tahoe Basin Area Plan
(placeholder MOU to be prepared).

EXHIBIT C

Amendments to Area Plan Part 3: Socio-Economic Plan Chapter

Overall, there is a shortage of quality housing at prices reflecting median income levels in the Plan area. This Area Plan seeks to correct this problem by encouraging a diverse range of quality housing, including housing for low and moderate income employees that are critical to local businesses.

The availability of affordable and moderately priced residential real estate is inadequate to serve the basin's workforce. Table 3.2-C shows the median household income of various communities in the Plan area and the corresponding housing price that these households could reasonably afford based on industry metrics.

As shown in Table 3.2-C, Plan area households demonstrated a wide variety of median income levels from a low of \$38,026 in Kings Beach to a high of \$69,865 in Tahoe Vista in 2013. By comparison, Placer County had a median household income of \$72,725 while the State's median household income was \$61,094. The Plan area offers a range of housing options, from low-quality aged cabins, apartments, and motel properties being used as low-income housing, to high-end luxury residences, condominiums, and fractional-ownership properties.

As shown on Table 3.2-D, each community in the Area Plan has a higher median housing value than the County median of \$342,000.

As shown in Table 3.2-E, the home prices that are considered affordable range from approximately \$163,047 to \$256,206. There are very few properties available at this price, and most properties on the market are significantly more expensive. Because quality, affordable housing options are limited, many local workers choose to live in communities outside the Lake Tahoe Basin, such as Truckee or Reno. This Area Plan includes policies to pursue additional housing options, including expanded opportunities for ~~secondary~~ **accessory** dwelling units, mixed-use housing within Centers, and affordable housing projects.

EXHIBIT D

Amendments to Area Plan Part 4: Land Use Plan Chapter

Land Use Strategy

This Land Use Plan promotes redevelopment of the built environment, multi-modal transportation options and enhanced economic conditions. Regional Plan incentives for compact and environmentally sensitive redevelopment are applied in the Town Centers of Tahoe City, Kings Beach and North Stateline. Incentives to transfer development from sensitive lands and outlying areas to these Centers are also provided.

Additional amendments are implemented for the lower intensity Village Centers throughout the Plan area. In these traditionally commercial nodes, the Plan promotes mixed land uses, environmental gain and high quality design. Village Centers include Tahoma, Homewood, Sunnyside, Lake Forest/Dollar Hill, Carnelian Bay and Tahoe Vista.

In the existing single family neighborhoods, development standards remain largely unchanged and environmental restoration is emphasized. To provide housing for the area's workers, additional opportunities for ~~secondary~~ accessory dwelling units are provided where the ~~secondary~~ accessory units are ~~deed~~ restricted to not allow tourist uses or vacation rentals and where the ~~secondary~~ accessory unit's deed restricted for affordability.

EXHIBIT E

Amendments to Area Plan Part 4: Land Use Plan Chapter

TRPA Growth Control System

TRPA has implemented a strict growth control system under the Bi-State Compact and Regional Plan. The system is designed to complement the region's development standards and improvement programs to achieve and maintain the Thresholds. Programs described in this section are outlined in TRPA Code Chapters 39 through 53, which remain in place under this Area Plan.

Upon adoption, certain aspects of the TRPA growth control program were litigated extensively, appealed to the U.S. Supreme Court, and ultimately upheld as lawful.

At a basic level, TRPA administers a cap-and-trade system for different types of development rights and for land coverage. These "commodities" can be bought and sold separately from the property from which they originate. In some cases, the commodities can be "transferred" to other locations, "banked" for future use or "converted" into other types of commodities. Overall, the TRPA growth control system limits the Region's capacity for development.

~~Amendments in the~~ The 2012 Regional Plan, **amendments to the Regional Plan**, and this Area Plan are targeted to specific issues and do not alter the comprehensive foundations of the regional growth management framework, which includes the following components:

- Subdivisions that would create new development potential are prohibited.
- Parcels that legally existed prior to July 1, 1987 were either assigned one residential development right **potential residential unit of use** (which may or may not be constructed on site) or were authorized for non-residential development.
- In order to construct a residential unit, tourist unit or commercial space, development allocations must be obtained. Allocations are released slowly through a complicated system that requires various forms of environmental improvement in exchange for development allocations. Maximum build out of the Region is established with caps for all land use commodities, which include residential units (residential development rights and allocations), commercial floor area (CFA), and tourist accommodation units (TAUs).
- TRPA permits the phased construction of development over many years by slowly releasing non-residential and residential development allocations.
- The land capability system is used to limit land coverage based on its ecological importance and sensitivity to degradation. Base allowable coverage ranges from 30 percent on non-sensitive land to 1 percent on the most sensitive lands, including SEZs. Additional land coverage can be transferred from more sensitive to less sensitive lands, with certain restrictions. The land coverage program was adjusted in 2012 to accelerate the coverage mitigation and removal from sensitive lands.
- The Individual Parcel Evaluation System (IPES) is a land capability based system to determine development suitability on single family parcels. Many vacant parcels continue to be unbuildable under IPES. As environmental improvements are implemented, the "IPES line" for each jurisdiction can drop to a point of allowing development on all single family lots with a development right except in Stream Environment Zones.
- A development transfer program encourages the relocation of existing development and development rights from sensitive areas to properties that are more suitable for development. Development rights on the most sensitive properties may only be used if transferred to more suitable sites. The development transfer program was adjusted in

2012 to incentivize transfers from sensitive lands and outlying areas to Town Centers by awarding bonus units for such transfers.

- Multi-Residential and Tourist Accommodation Bonus Units are awarded to projects as an incentive to achieve certain desired policy results (e.g., affordable, **moderate, or achievable** housing or environmental improvements). In 2012, the bonus unit program for development transfers to Town Centers was established. A bonus unit pool for CFA was also created.
- **In 2018 the Development Rights Strategic Initiative amendments to the Regional Plan introduced an exchange system that allows for the conversion of one type of land use to another. Exchange rates for converting between CFA, TAUs, single-family and multi-family development are based on environmentally neutral calculations.**
- Recreational capacity is limited by the “Persons At One Time (PAOT)” system. PAOT allocations identify the maximum recreational capacity allowed by TRPA and are distributed with approval of projects that expand recreational capacity. There are separate PAOT limitations for overnight facilities, summer day use facilities and winter day use facilities.

Development Transfers and Bonus Units

Residential Development rights may be transferred to certain **residential**, non-residential and multi-family parcels. The program is intended to direct development to the most suitable locations.

The initial development transfer program was infrequently utilized, so more aggressive incentives were established in 2012. A property owner can now receive residential bonus units when transferring development rights from environmentally impactful locations to a Town Center. The bonus unit award is based on sensitivity (for water quality) and remoteness (for air quality) of the sending parcel. In effect, one development right/allocation in an impactful location can be converted to multiple residential units in a Town Center. TRPA has over 1,200 residential bonus units available, 600 of which can only be used for transfers to Centers. The remaining units can also be earned by completing certain environmental improvements.

The development transfer incentives also apply to existing development, with a greater transfer ratio and restoration requirements for the sending site. Transfer ratios for development rights and existing development are depicted on Tables 4.3-B and 4.3-C below.

EXHIBIT F

Amendments to Area Plan Part 4: Land Use Plan Chapter

Residential Development

Upon adoption of the 1987 Regional Plan, new subdivisions were prohibited and each vacant residential parcel was assigned one residential development right. To build a home, a property owner must have a development right, a “buildable” IPES number and a residential allocation. Alternatively, multi-family units can be created in appropriately zoned areas by completing certain environmental enhancements or meeting certain criteria for affordable, moderate, or achievable housing and obtaining a multi-residential bonus unit from TRPA. In February 2015, there were 1,094 vacant residential parcels (development rights) in the Plan area.

EXHIBIT G

Amendments to Area Plan Part 4: Land Use Plan Chapter

Development Transfers and Bonus Units

Residential Development rights may be transferred to certain **residential**, non-residential and multi-family parcels. The program is intended to direct development to the most suitable locations.

The initial development transfer program was infrequently utilized, so more aggressive incentives were established in 2012. A property owner can now receive residential bonus units when transferring development rights from environmentally impactful locations to a Town Center. The bonus unit award is based on sensitivity (for water quality) and remoteness (for air quality) of the sending parcel. In effect, one development right/allocation in an impactful location can be converted to multiple residential units in a Town Center. TRPA has over 1,200 residential bonus units available, 600 of which can only be used for transfers to Centers. The remaining units can also be earned by completing certain environmental improvements.

The development transfer incentives also apply to existing development, with a greater transfer ratio and restoration requirements for the sending site. Transfer ratios for development rights and existing development are depicted on Tables 4.3-B and 4.3-C below.

EXHIBIT H

Amendments to Area Plan Part 4: Land Use Plan Chapter

LAND-USE DEVELOPMENT RIGHTS CONVERSIONS

The development rights system is a central part of the Regional Plan's growth management system and an important strategy used to attain multiple environmental thresholds. Development rights are allowed to be converted between different types of development rights – commercial floor area (CFA), tourist accommodation units (TAU) and residential units of use (RUU). Allowing the conversion, or exchange, of one type of development to another is intended to provide greater flexibility, significantly simplify the system, and expand the available supply for needed development rights while still maintaining the overall development cap set forth in the Lake Tahoe Regional Plan. The TRPA Code of Ordinances specifies the conversion rates between each development right type.

~~The Regional Plan allows land use conversions through several programs. These programs allow TAUs to be converted to either CFA or Residential Units, but do not allow CFA to be converted to TAUs. A process to convert the some of the regional bonus unit pool of CFA to TAUs is being developed by TRPA.~~

~~This Area Plan expands upon the TRPA programs with a pilot program for on-site conversions from CFA to TAUs and conversions of the Placer County supply. The program is intended to facilitate the most likely redevelopment projects and is described below in the Area Plan Program section.~~

EXHIBIT I

Amendments to Area Plan Part 4: Land Use Plan Chapter

Limited Conversion of CFA to TAU

~~The Area Plan establishes a pilot program for the limited conversion of CFA to TAUs for existing development (held by property owners) and for the CFA supply held by Placer County. The program builds upon the conversion standards currently being developed for the TRPA pool of CFA and Tourist Bonus Units. Limitations include:~~

- ~~• Converted units may only be used in Placer County Town Centers;~~
- ~~• Sites must have BMP Certificates;~~
- ~~• Sites must have sidewalk access;~~
- ~~• Sites must be within ¼ mile of a transit stop;~~
- ~~• No more than 200 additional TAUs may be established in Placer County through this pilot program and other actions combined; and,~~
- ~~• The program will be periodically monitored for efficacy, possible extension and consideration of program adjustments.~~

~~The conversion rate is consistent with the conversion rate being developed by TRPA for bonus units: 1 TAU = 450 square feet of CFA.~~

~~This amendment is needed because the current supply of TAUs in Placer County is insufficient to accommodate redevelopment projects with new lodging units, creating a barrier to environmental development.~~

~~Studies have shown that there is a land use imbalance in the Area Plan, primarily involving a shortage of lodging compared to visitation levels and other uses. The current pattern of visitors staying outside the Tahoe basin and driving to and from activities at Lake Tahoe is environmentally and economically impactful.~~

~~This amendment recognizes the uneven distribution of commodities and allows Placer County to establish a more balanced land use pattern over time. It promotes redevelopment of Placer County's Town Centers, which will improve environmental conditions and support the local economy.~~

EXHIBIT J

Amendments to Area Plan Part 4: Land Use Plan Chapter

Secondary Residences **Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU)**

This program is intended to serve as a TRPA-certified local government housing program and would allow for ~~secondary residences~~ **ADUs and JADUs** on parcels less than an acre in size subject to the requirements outlined in TRPA Code Section 21.3.2. (see Figure 4-8 for new parcels gaining a right to develop ~~secondary residences~~**ADUs**). ~~To qualify for the program, properties must be deed restricted to prohibit tourist uses, vacation rentals or be converted to TAUs, and must also be deed restricted for affordability. Consistent with the TRPA four-year Area Plan recertification process, the program shall be evaluated for efficacy and necessary, adjustments.~~ **The Area Plan Implementing Regulations describe this program in more detail.**

Consistent with State Law, Placer County's Housing Element promotes residences to provide housing at affordable and moderate cost levels. TRPA Code currently prohibits ~~secondary residences~~**ADUs** on parcels less than one acre in size **unless a jurisdiction has a TRPA-certified local government housing program.** The ~~amendment~~ **local government housing program** promotes quality housing and improved environmental conditions by **encouraging more diverse housing types**, reducing the need for the Region's employees to commute daily from housing outside the Region.

This program is consistent with Regional Plan Policy HS-3.1, which directs TRPA to work with local jurisdictions to remove identified barriers preventing the construction of necessary affordable housing in the region, including workforce and moderate-income housing, ~~secondary~~**accessory** residential units and long-term residency in motel units.

EXHIBIT K

Amendments to Area Plan Part 4: Land Use Plan Chapter

TRPA Certified Local Government Moderate-Income Housing Program

This program is intended to serve as a TRPA-certified Local Government Moderate-Income Housing Program. TRPA recognizes Placer County's adopted Housing Element adequately addresses housing needs and issues within the Area Plan as outlined in TRPA Code Section 52.3.6. Placer County housing-related programs such as the Workforce Housing Preservation Program and Infill Incentive Program are examples of programs that meet the criteria of TRPA's Certified Local Government Moderate Income Housing Programs based on the planning principles of transit-oriented development to develop and re-develop housing in proximity to transit, services, and employment centers.

TRPA maintains a Residential Incentive Program and residential allocation incentive pool pursuant to TRPA Code Section 50.5.2. Owners of parcels located within Placer County may apply to TRPA on a first-come, first-served basis for any allocations available in the allocation pool, subject to the limitations in TRPA Code Section 50.5.1.D.

To qualify to receive a residential allocation through the Residential Incentive Program, property owners must, through deed-restriction limit the project area to the approved use and restrict the occupants' household income to moderate-income housing limits. Moderate-income units shall be restricted for long-term occupancy for at least ten months in each calendar year.

Placer County shall document, monitor, submit annual reports to TRPA, and enforce the provisions of the deed restriction for allocations obtained through Placer County's Local Government Moderate-Income Housing Program.

This program is consistent with Regional Plan Goal HS-3, which directs TRPA to work with local jurisdictions to regularly evaluate housing needs in the region and update policies and ordinances if necessary to achieve state, local and regional housing goals. This program is consistent with Regional Plan Goal HS-2, and Policies HS-2.1, HS-2.2, and HS-2.3, to encourage development of moderate income for full-time residents without compromising the growth management provisions of the Regional Plan.

EXHIBIT L

Amendments to Area Plan Part 4: Land Use Plan Chapter

Land Use Diagram

The Area Plan Land Use Diagram (Figure 4-5) depicts the Regional Plan land use designations and Town Centers, along with Village Centers identified by this Area Plan. More detailed zoning maps are included in the Area Plan Implementing Regulations.

REGIONAL PLAN LAND USE DISTRICTS

Regional Plan Policy LU-4.1 describes land use designations and acceptable uses as follows:

LU-4.1: THE REGIONAL PLAN LAND USE MAP IDENTIFIES GROUPINGS OF GENERALIZED LAND USES AND PRIORITY REDEVELOPMENT AREAS IN THE REGION. AREAS OF SIMILAR USE AND CHARACTER ARE MAPPED AND CATEGORIZED WITHIN ONE OR MORE OF THE FOLLOWING EIGHT LAND USE CLASSIFICATIONS: WILDERNESS, BACKCOUNTRY, CONSERVATION, RECREATION, RESORT RECREATION, RESIDENTIAL, MIXED-USE, AND TOURIST. THESE LAND USE CLASSIFICATIONS SHALL DICTATE ALLOWABLE LAND USES. EXISTING URBANIZED AREAS ARE IDENTIFIED AS CENTERS AND INCLUDE TOWN CENTERS, THE REGIONAL CENTER AND THE HIGH DENSITY TOURIST DISTRICT. CENTERS ARE THE AREAS WHERE SUSTAINABLE REDEVELOPMENT IS ENCOURAGED.

*Since the development permitted under this plan is generally limited to the existing urban boundaries in which uses have already been established, the concept of this land use plan is directed toward encouraging infill and redirection. The intent of this system is to provide flexibility when dealing with existing uses, continuation of acceptable land use patterns, and redirection of unacceptable land use patterns. Implementation ~~regulations~~ **ordinances** set forth the detailed management criteria and allowed uses for each land use classification.*

This Area Plan includes Conservation, Backcountry, Recreation, Residential, Mixed Use and Tourist districts, along with the Tahoe City, Kings Beach and North Stateline Town Centers. Not included in the Plan are Wilderness, Resort Recreation, Regional Centers or High Density Tourist Districts. Policy LU-4.1 describes the districts as follows.

EXHIBIT M

Amendments to Area Plan Part 4: Land Use Plan Chapter

VILLAGE CENTERS

The smaller Village Centers of Tahoma, Homewood, Sunnyside, Lake Forest/Dollar Hill, Carnelian Bay and Tahoe Vista contain a variety of uses but are not identified in the Regional Plan or eligible for its Town Center incentives. Village Centers face many of the same challenges as the larger Town Centers, including development in SEZs, excess land coverage, scenic non-attainment ratings and a general need for property upgrades.

This Area Plan encourages redevelopment in the Village Centers and implements the programs that are allowed under the Regional Plan. Area Plan programs that apply in the Village Centers include mixed use zoning, revised parking regulations, new design standards and ~~secondary~~ **accessory** dwelling units. Also included are plans to complete trail connections, enhance transit service, and advocate for additional redevelopment incentive programs in the Regional Plan.

EXHIBIT N

Amendments to Area Plan Part 4: Land Use Plan Chapter

Figure 4-8 Parcels Under One Acre Gaining a Right to Develop a ~~Secondary Residence~~
Accessory Dwelling Units.

EXHIBIT O

Amendments to Area Plan Part 4: Land Use Plan Chapter

REDEVELOPMENT

- DP-P-1 Provide incentives to encourage rehabilitation and/or remodeling of commercial, tourist, recreation, public service, and residential properties. Prioritize projects that emphasize rehabilitation by replacement or remodeling of substandard and inefficient development.
- DP-P-2 Consider development of an allocation strategy that assigns priority of commercial floor area (CFA) to projects that emphasize remodeling and rehabilitation of substandard development.
- DP-P-3 Encourage consolidation of development and restoration of sensitive lands to a naturally-functioning condition through transfer of development rights and transfer of land coverage programs.
- ~~DP-P-4 Pursue a program for land use conversions that minimize barriers to inter-jurisdictional transfers and allow the conversion of commercial floor area to tourist accommodation units.~~
- DP-P-~~54~~54 Pursue the acquisition of tourist accommodation units (TAUs) on sensitive lands and obtain TAU bonus units from TRPA to incentivize high priority redevelopment projects that participate in community-wide improvements as determined by the County.

EXHIBIT P

Amendments to Area Plan Part 4: Land Use Plan Chapter

HOUSING

- HS-P-1 Provide affordable and employee housing within the Plan area and encourage employee shuttles to major employers, such as ski resorts and casinos.
- HS-P-2 Require larger scale commercial, recreational, and tourist accommodation projects to contribute their fair share toward providing employee housing.
- HS-P-3 ~~Multi-residential~~ Residential bonus units may be utilized for affordable through achievable-income housing, multi-person housing, and/or employee housing projects.
- HS-P-4 Provide opportunities for affordable through achievable-income housing ~~including senior housing~~ in appropriate areas where public transportation is easily available, close to neighborhood-serving retail facilities, and where such development will be compatible with surrounding land uses.
- HS-P-5 Allow for ~~secondary~~ accessory residences on parcel sizes less than one acre in size consistent with the Implementing Regulations ~~where the parcel is deed restricted to not allow for tourist or vacation rental uses and where the parcel is deed restricted for affordability.~~
- HS-P-6 Pursue TRPA-Certified Local Governing Moderate-Income Housing Programs pursuant to Sections ~~21.3.2.B~~, 52.3.4 and 52.3.6 of the TRPA Code of Ordinances to provide additional opportunities for deed-restricted affordable and moderate income housing.
- HS-P-7 Evaluate housing needs in the region in coordination with TRPA. Consistent with Regional Plan Housing Policy HS-3.1, update TRPA policies and ordinances as necessary to achieve state, local and regional housing goals. Future housing efforts should seek to remove identified barriers preventing the construction of necessary affordable through achievable housing in the region including, but not limited to, workforce and moderate-income housing, ~~secondary residential~~ accessory dwelling units and long-term residency in motel units.

EXHIBIT Q

Amendments to Area Plan Part 8: Implementation Plan Chapter

Implement and Monitor Pilot Projects for Converting CFA to TAUs

Area Plan provisions for the conversion of CFA to TAUs will be established, monitored for efficacy, and potentially improved based on monitoring results. The program will allow Placer County communities to achieve a more balanced land use pattern with lodging units to accommodate more of the region's visitors. The program should enable Town Center redevelopment and reduce auto dependency.

Before the Board of Supervisors County of Placer, State of California

In the matter of:

AN ORDINANCE AMENDING THE TAHOE BASIN
AREA PLAN IMPLEMENTING
REGULATIONS CHAPTER 1, 1.05; CHAPTER 2,
2.03, 2.04, 2.05, 2.06, 2.07, 2.08, 2.09; CHAPTER 3,
3.01, 3.07, 3.13 AND 3.14 PERTAINING TO
HOUSING-RELATED CODE AMENDMENTS FOR
MULTI-RESIDENTIAL DWELLING AND
ACCESSORY DWELLING UNITS

Ordinance No.: _____

The following Ordinance was duly passed by the Board of Supervisors of the County of Placer at
a regular meeting held on _____, by the following vote:

Ayes:

Noes:

Absent:

Signed and approved by me after its passage.

Chair, Board of Supervisors

Attest:

Clerk of said Board

WHEREAS, the Tahoe Basin Area Plan and its Implementing Regulations were adopted by the Placer County Board of Supervisors on December 6, 2016, and by the Tahoe Regional Planning Agency on January 25, 2017;

WHEREAS, the Tahoe Basin Area Plan contains a Socio/Economic Plan element aimed at supporting additional housing at affordable price levels, and providing assistance for economic development and environmental redevelopment, including the following policies:

- **Policy SE-P-3** Opportunities for economic development outside Town Centers should be pursued in a manner consistent with the Regional Plan.

- **Policy SE-P-4** Whenever feasible, Placer County should provide assistance to property owners seeking to complete projects on priority redevelopment sites through public-private partnerships and other forms of assistance.
- **Policy SE-P-5** Placer County supports efforts to promote environmental redevelopment in mixed use areas within and outside Town Centers, including the Village Centers identified in this Area Plan.
- **Policy SE-P-6** Continued efforts to address the existing job-housing imbalance and provide additional housing at affordable price levels should be pursued.

WHEREAS, the Tahoe Basin Area Plan contains a Housing element aimed at supporting efforts to remove barriers preventing the construction of necessary workforce housing including the following policies:

- **Policy HS-P-6** Pursue TRPA-Certified Local Government Moderate-Income Housing Programs pursuant to Sections, 52.3.4 and 52.3.6 of the TRPA Code of Ordinances to provide additional opportunities for deed-restricted affordable and moderate income housing.
- **Policy HS-P-7** Evaluate housing needs in the region in coordination with TRPA. Consistent with Regional Plan Housing Policy HS-3.1, update TRPA policies and ordinances as necessary to achieve state, local and regional housing goals. Future housing efforts should seek to remove identified barriers preventing the construction of necessary affordable housing in the region including, but not limited to, workforce and moderate-income housing, secondary residential units and long-term residency in motel units.

WHEREAS, the purpose of these amendments is to bring the TBAP into conformance with California housing law for accessory dwelling units (ADUs) and provide opportunities for a greater diversity of multi-residential housing types, update the TBAP to be consistent the TRPA Bonus Unit incentive program for moderate- and achievable-income housing, and will add special planning designations and policies to specific zone districts to allow for banking, conversion, and transfer of development rights consistent with the TRPA adopted 2018 Development Rights Strategic Initiative; and

WHEREAS, on November 12, 2020, the Planning Commission held a noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Sections 17.60.140 and 17.60.090 to consider the proposed TBAP housing-related amendments to the implementing regulations, and pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(C), the Planning Commission has made recommendations to the Board related thereto; and

WHEREAS, notice of a public hearing was given in compliance with Placer County Code Chapter 17, Article 17.60, Section 17.60.140, and on December 15, 2020, the Board held the duly noticed public hearing pursuant to Placer County Code Chapter 17, Article 17.60, Section 17.60.090(D) to consider the recommendations of the Planning Commission and to receive public input regarding the proposed TBAP housing-related amendments to the implementing regulations; and

WHEREAS, the Board has reviewed the proposed TBAP housing-related amendments, considered the recommendations of the Planning Commission, received and considered any written and oral comments submitted by the public thereon, and has determined that the amendments are exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code sections 21080.17 and 21080.50 and CEQA Guidelines Sections 15061(b), 15282(h), 15301, 15303 and 15305; and

WHEREAS, the Board finds the proposed Implementing Regulations are in compliance with applicable requirements of State law and are consistent with the General Plan and the TBAP, and are in the best interests of the County; and

WHEREAS, the Board finds the proposed regulations will serve to protect and enhance the health, safety, and general welfare of the residents of the Tahoe Basin Area Plan area and the County as a whole; and

WHEREAS, the Board finds the proposed regulations are in conformity with public convenience, general welfare and good land use practice, and will not adversely affect the orderly development of property, or the preservation of property valued; and

WHEREAS, the public hearing to consider adoption of this ordinance was noticed in compliance with State law and County Code.

NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF PLACER, STATE OF CALIFORNIA, HEREBY ORDAINS AS FOLLOWS:

Section 1. Chapter 1, Section 1.05.G.2 of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. Administrative Review Permit (C). These uses are allowable subject to approval of an Administrative Review Permit (see Placer County Code Section 17.58.100). Administrative Review Permit approval is required for certain land uses that are generally consistent with the purposes of the subdistrict, but could create minor problems for adjoining properties if they are not designed with sensitivity to surrounding land uses. The purpose of an Administrative Review Permit is to allow Placer County Planning Services Division staff and the Placer County Zoning Administrator to ~~evaluate a proposed use to determine if~~ **a use is in substantial conformance with approved development and design standards and guidelines** ~~problems may occur, to work with the project applicant to adjust the project through conditions of approval to solve any potential problems that are identified, or to disapprove a project if identified problems cannot be acceptably corrected.~~

Section 2. Chapter 2, Section 2.03.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.A-1: ALPINE PEAKS SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 3. Chapter 2, Section 2.03.B of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.B-1: LAND USE REGULATIONS — BROCKWAY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 4. Chapter 2, Section 2.03.C of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.C-1: LAND USE REGULATIONS — CARNELIAN BAY SUBDIVISION SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 5. Chapter 2, Section 2.03.D of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.D-1: LAND USE REGULATIONS — CARNELIAN WOODS SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 6. Chapter 2, Section 2.03.E of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.E-1: LAND USE REGULATIONS — CEDAR FLAT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 7. Chapter 2, Section 2.03.F of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.F-1: LAND USE REGULATIONS — CHAMBERS LANDING SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 8. Chapter 2, Section 2.03.G of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.G-1: LAND USE REGULATIONS — DOLLAR POINT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 9. Chapter 2, Section 2.03.H of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.H-1: LAND USE REGULATIONS — FAIRWAY TRACT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 10. Chapter 2, Section 2.03.I of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- I. Fairway Tract Northeast Subdistrict.** The Fairway Tract Northeast Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to serve as a residential neighborhood, maintaining the existing character.

1. Special Designations. (See Section 3.14)

- a. TDR Receiving Area for:
 - i. Existing Development**
 - ~~ii.~~ Multi-Residential Units
- b. Preferred Affordable, **Moderate, and Achievable** Housing Area
- ~~c. Multi Residential Incentive Program Area~~

2. Special Policies.

- a. The Fairway Tract Northeast Subdistrict is a multi-residential area that recognizes areas zoned for multiple residential use under pre-existing County and TRPA zoning. Development of housing for the workers of the Tahoe City area is encouraged for this area.
- b. Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.03.I-1: LAND USE REGULATIONS — FAIRWAY TRACT NORTHEAST SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Multi-Person Dwelling	A	
Public Service		
Threshold-Related Research Facilities	MUP	

TABLE 2.03.I-2: DEVELOPMENT STANDARDS — FAIRWAY TRACT NORTHEAST SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 8 units per acre Multi-Person Dwelling: 25 persons per acre Nursing and Personal Care: 25 persons per acre Residential Care: 25 persons per acre Employee Housing: 15 units per acre

Section 11. Chapter 2, Section 2.03.J of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- J. Fairway Tract South Subdistrict.** The Fairway Tract South Subdistrict is located within the Greater Tahoe City Subarea. This area should continue to serve as a recreation and public service area in a residential neighborhood, maintaining the existing character.

1. Special Designations. (See Section 3.14)

- a. TDR Receiving Area for:
 - i. Existing Development
 - ~~ii.~~ Multi-Residential Units
- b. Preferred Affordable, **Moderate, and Achievable** Housing Area
- ~~c. Multi-Residential Incentive Program Area~~

2. ***Special Policies.***

- a. The Fairway Tract Northeast Subdistrict is a multi-residential area that recognizes areas zoned for multiple residential use under pre-existing County and TRPA zoning. Development of housing for the workers of the Tahoe City area is encouraged for this area.
- b. Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

TABLE 2.03.J-1: LAND USE REGULATIONS — FAIRWAY TRACT SOUTH SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Multiple Family Dwelling	<u>MUP</u>	
Multi-Person Dwelling	<u>MUP</u>	
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

TABLE 2.03.J-2: DEVELOPMENT STANDARDS — FAIRWAY TRACT SOUTH SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel <u>Multiple Family Dwelling: 15 units per acre</u> <u>Multi-Person Dwelling: 37 persons per acre</u> Employee Housing: 15 units per acre

Section 12. Chapter 2, Section 2.03.K of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.K-1: LAND USE REGULATIONS — FLICK POINT / AGATE BAY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

Section 13. Chapter 2, Section 2.03.L of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.L-1: LAND USE REGULATIONS — HIGHLANDS SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Multiple Family Dwelling	MUP	See Special Policy 2.b.a.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 14. Chapter 2, Section 2.03.N of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

N. Kings Beach Residential Subdistrict. The Kings Beach Residential Subdistrict is located within the North Tahoe East Subarea. This area should continue to be a mixed residential area with substantial improvements to upgrade the character of the area.

1. ***Special Designations.*** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. **Existing Development**
 - ~~ii.~~ **Multi-Residential Units**
 - b. Preferred Affordable, **Moderate, and Achievable** Housing Area
 - ~~c. **Multi-Residential Incentive Program Area**~~
2. ***Special Policies.***
 - a. The Fairway Tract Northeast Subdistrict is a multi-residential area that recognizes areas zoned for multiple residential use under pre-existing County and TRPA zoning. Development of housing for the workers of the Tahoe City area is encouraged for this area.
 - b. Single-family residential sites should be 50 feet or more in width.
 - c. Redirection should be encouraged in terms of planned unit developments that make the most efficient use of site design. Redevelopment projects should allow resubdivision of property equivalent to the number of units created by the old subdivision map, with reversions to acreage of the old subdivision lots. Substandard housing and mobile home and trailer park developments should be encouraged to convert to better quality, more permanent housing stock. Emphasis should be given to affordable, **moderate, and achievable** housing developments.
 - d. **Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.03.N-1: LAND USE REGULATIONS — KINGS BEACH RESIDENTIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
<u>Multi-Person Dwelling</u>	<u>A</u>	
<u>Employee Housing</u>	<u>A</u>	

TABLE 2.03.N-1: LAND USE REGULATIONS — KINGS BEACH RESIDENTIAL SUBDISTRICT		
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

TABLE 2.03.N-2: DEVELOPMENT STANDARDS — KINGS BEACH RESIDENTIAL SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwellings: 15 units per acre Multi-Person Dwellings: 37 persons per acre Employee Housing: 15 units per acre Mobile home Dwelling: 8 units per acre

Section 15. Chapter 2, Section 2.03.O of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.O-1: LAND USE REGULATIONS — KINGSWOOD EAST SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

Section 16. Chapter 2, Section 2.03.P of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.P-1: LAND USE REGULATIONS — KINGSWOOD WEST SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

Section 17. Chapter 2, Section 2.03.Q of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.Q-1: LAND USE REGULATIONS — LAKE FOREST SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

Section 18. Chapter 2, Section 2.03.R of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- R. Lake Forest Glen Subdistrict.** The Lake Forest Glen Subdistrict is located within the Greater Tahoe City Subarea. This area should be continued as a medium density residential area with some additional compatible commercial uses.
1. ***Special Designations.*** ~~None.~~
 - a. **TDR Receiving Area for:**
 - i. **Existing Development**

ii. Multi-Residential Units

b. Preferred Affordable, Moderate, and Achievable Housing Area

2. *Special Policies.*

- a. A high priority should be given to evaluation and restoration of disturbed SEZs. There should be no further encroachment into the meadow.
- b. Provide opportunities for development of a variety of **multi-residential housing types** ~~for seniors~~ with emphasis on affordable, **moderate, and achievable** housing.

TABLE 2.03.R-1: LAND USE REGULATIONS — LAKE FOREST GLEN SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Multi-Person Dwelling	<u>A</u>	
Employee Housing	<u>A</u>	
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

TABLE 2.03.R-2: DEVELOPMENT STANDARDS — LAKE FOREST GLEN SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre <u>Multi-Person Dwelling: 37 persons per acre</u> <u>Employee Housing: 15 units per acre</u>

Section 19. Chapter 2, Section 2.03.S of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.S-1: LAND USE REGULATIONS — MARK TWAIN TRACT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

Section 20. Chapter 2, Section 2.03.T of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.T-1: LAND USE REGULATIONS — MCKINNEY TRACT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

Section 21. Chapter 2, Section 2.03.V of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.V-1: LAND USE REGULATIONS — SUNNYSIDE / SKYLAND SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 22. Chapter 2, Section 2.03.W of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.W-1: LAND USE REGULATIONS — TAHOE ESTATES SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 23. Chapter 2, Section 2.03.X of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.X-1: LAND USE REGULATIONS — TAHOE PARK / PINELAND SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 23. Chapter 2, Section 2.03.Y of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.Y-1: LAND USE REGULATIONS — TAHOE PINES SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 24. Chapter 2, Section 2.03.Z of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- Z. Tahoe Vista Residential Subdistrict.** The Tahoe Vista Residential Subdistrict is located within the North Tahoe West Subarea. This area should continue to be residential, maintaining the existing character of the neighborhood.
1. ***Special Designations.*** ~~None.~~
 - a. TDR Receiving Area for:
 - i. Existing Development
 - ii. Multi-Residential Units
 - b. Preferred Affordable, Moderate, and Achievable Housing Area
 2. ***Special Policies.*** ~~None.~~
 - a. Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

TABLE 2.03.Z-1: LAND USE REGULATIONS — TAHOE VISTA RESIDENTIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

TABLE 2.03.Z-2: DEVELOPMENT STANDARDS — TAHOE VISTA RESIDENTIAL SUBDISTRICT	
Maximum Density	The maximum number of residential bonus units which may be permitted for this Subdistrict is 20 units.
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Mobile Home Dwelling: 10 units per acre Multiple Family Dwelling: 15 units per acre Multi-Person Dwelling: 25 <u>37</u> people per acre Residential Care: 25 people per acre Employee Housing: As per the limitations above

Section 25. Chapter 2, Section 2.03.AA of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.AA-1: LAND USE REGULATIONS — TAHOE VISTA SUBDIVISION SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 26. Chapter 2, Section 2.03.BB of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

BB. Tahoma Residential Subdistrict. The Tahoma Residential Subdistrict is located within the West Shore Subarea. This area should continue to be residential, maintaining the existing character of the neighborhood.

1. ***Special Designations.*** (See Section 3.14)
 - a. **TDR Receiving Area for Existing Development; Multi-Residential Units.**
 - ~~a.b.~~ **Preferred Affordable, Moderate, and Achievable** Housing Area
2. ***Special Policies.*** ~~None.~~
 - a. Placer County, El Dorado County, and the Tahoe City Advisory Council should continue to coordinate efforts with TRPA and State agencies to solve water quality problems in this area.
 - b. Water treatment facilities such as settling ponds should be located in this area.
 - ~~c.~~ ~~Provide opportunities for development of a variety of housing for seniors with an emphasis on affordable housing.~~
 - ~~d.~~ **c.** Provide opportunities for development of **a variety of multi-residential housing types with an emphasis on** affordable, **moderate, and achievable** housing.

TABLE 2.03.BB-1: LAND USE REGULATIONS — TAHOMA RESIDENTIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
<u>Employee Housing</u>	<u>A</u>	
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

TABLE 2.03.BB-2: DEVELOPMENT STANDARDS — TAHOMA RESIDENTIAL SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 8 units per acre Multi-Person Dwelling: 15 25 persons per acre <u>Employee Housing: 8 units per acre</u>

Section 27. Chapter 2, Section 2.03.CC of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.CC-1: LAND USE REGULATIONS — TALMONT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 28. Chapter 2, Section 2.03.DD of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

DD. Tavern Heights Subdistrict. The Tavern Heights Subdistrict is located partially within the Greater Tahoe City Subarea and partially within the West Shore Subarea. This area should continue to be residential, maintaining the existing character of the neighborhood.

1. ***Special Designations.*** (See Section 3.14)
 - a. _____ TDR Receiving Area for Existing Development; Multi-Residential Units (Special Area #1 Only)
 - a.b. _____ Preferred Affordable, Moderate, and Achievable Housing Area
2. ***Special Policies.***
 - a. The two religious facilities, as they exist upon the adoption of this Area Plan, are considered allowed uses.
 - b. Special Area #1 is designated for multi-residential use and Government Office Use.
 - c. _____ Special Area #1 provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, achievable, and employee housing.

TABLE 2.03.DD-1: LAND USE REGULATIONS — TAVERN HEIGHTS SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Multi-Person Dwellings	<u>MUP</u>	<u>Limited to Special Area #1</u>
Employee Housing	<u>MUP</u>	<u>Limited to Special Area #1</u>
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

TABLE 2.03.DD-2: DEVELOPMENT STANDARDS — TAVERN HEIGHTS SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 8 units per acre <u>Multi-Person Dwelling: 25 persons per acre</u> <u>Employee Housing: 8 units per acre</u>

Section 29. Chapter 2, Section 2.03.EE of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.EE-1: LAND USE REGULATIONS — TIMBERLAND SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

Section 30. Chapter 2, Section 2.03.FF of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.03.FF-1: LAND USE REGULATIONS — WOODVISTA SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

Section 31. Chapter 2, Section 2.04.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. **Planning Statements.** Planning statements for each Mixed-Use Subdistrict are as follows:

a. Mixed-Use Town Center (MU-TC).

ii. **Special Policies.**

(5) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

b. Mixed-Use Neighborhood (MU-N).

ii. **Special Policies.**

- (4) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.
- d. Mixed-Use Neighborhood Tourist (MU-NT).
- ii. **Special Policies.**
- (3) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.
- f. Mixed Use Neighborhood Dollar Hill (MUN-DH). This area should continue to be a neighborhood oriented multi-family residential and commercial area.
- i. **Special Designation.** *(See Section 3.14)*
- (1) TDR Receiving Area for: Existing Development; Multi-Residential Units
- (2) Preferred Affordable, Moderate, and Achievable Housing Area ~~(Senior Citizen Only)~~
- (3) ~~Multi-Residential Incentive Program Area (Bonus Units for Affordable Housing Only)~~
- ii. **Special Policies**
- (1) The uses permitted along Highway 28 should be compatible with the visual sensitivity of the area.
- (2) ~~Senior~~ **Affordable, moderate, and achievable** housing and/or community recreation facilities should be considered and encouraged as an alternative to commercial use for this area
- (3) Strip commercial development in this area is discouraged.
- (4) In order to approve a mixed-use project involving affordable, moderate, and achievable-income housing, the ~~affordable~~ housing component shall be constructed prior to, or in conjunction with, the project as a whole.
- (5) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, achievable, employee, and workforce housing.
- g. Mixed-Use Neighborhood Lake Forest Glen (MUN-LFG).
- i. **Special Designation.**
- (1) TDR Receiving Area for: Existing Development; Multi-Residential Units
- (2) Preferred Affordable, Moderate, and Achievable-Income Housing Area
- ii. **Special Policies**
- (1) Commercial development should be limited to the properties fronting Highway 28 north of upper Lake Forest Road, discouraging strip development.
- (2) Provide opportunities for development of a variety of multi-residential housing ~~for seniors~~ types with emphasis on affordable, moderate, and achievable housing.

TABLE 2.04.A-1: LAND USE REGULATIONS — GREATER TAHOE CITY MIXED-USE SUBDISTRICTS								
	Town Center Subdistricts					Village Center Subdistricts		
Use	MU-TC	MU-N	MU-S	MU-NT	MU-REC	MUN-DH	MUN-LFG	Add'l Regs
Residential								
Multiple Family Dwellings	A(1)	A	<u>MUP</u>	A	<u>MUP</u>	MUP	A	
Multi-Person Dwellings	<u>A(1)</u>	<u>A</u>	<u>MUP</u>	<u>A</u>	<u>MUP</u>	<u>MUP</u>	<u>A</u>	
Employee Housing	MUP	MUP	MUP	MUP	MUP	<u>MUP</u>	<u>A</u>	
Public Service								
Threshold-Related Research Facilities	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	

TABLE 2.04.A-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS —GREATER TAHOE CITY MIXED-USE SUBDISTRICTS							
	Town Center Subdistricts					Village Center Subdistricts	
	MU-TC	MU-N	MU-S	MU-NT	MU-REC	MUN-DH	MUN-LFG
Density within Town Centers is governed by Chapter 13, Area Plans, of the TRPA Code of Ordinances. Chapter 31, Density, of the TRPA Code of Ordinances does not apply within Town Centers.							
Residential							
Multiple Family Dwelling (du/acre)	25	25	<u>25</u>	25	<u>25</u>	15	15
Multi-Person Dwelling (people per acre)	25 <u>62</u>	25 <u>62</u>	<u>62</u>	25 <u>62</u>	<u>62</u>	<u>37</u>	<u>37</u>
Employee Housing	25	25	25	25	15	<u>15</u>	<u>15</u>

Section 32. Chapter 2, Section 2.04.B of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. **Planning Statements.** Planning statements for each Mixed-Use Subdistrict are as follows:

- a. Mixed-Use Mountainside Town Center (MU-MTC)
- ii. **Special Policies.**

(3) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

- b. Mixed-Use Lakeside Town Center (MU-LTC).
- ii. **Special Policies.**
- (4) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**
- c. Mixed-Use Residential (MU-R).
- ii. **Special Policies.**
- (3) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.04.B-1: LAND USE REGULATIONS — NORTH TAHOE EAST MIXED-USE SUBDISTRICTS					
	<i>Town Center Subdistricts</i>				
<i>Use</i>	<i>MU-MTC</i>	<i>MU-LTC</i>	<i>MU-R</i>	<i>MU-TOR</i>	<i>MU-WREC</i>
Residential					
Single Family Dwelling	<u>A(6)</u>	<u>A(6)</u>		<u>A(6)</u>	<u>A(6)</u>
Multiple Family Dwellings	MUP	MUP	MUP	MUP	<u>MUP</u>
Multi-Person Dwellings	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>
Public Service					
Threshold-Related Research Facilities	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>
Notes:					
(6) New single family and secondary <u>accessory</u> dwellings <u>units</u> are not allowed <u>on the street level</u> along North Lake Boulevard.					

TABLE 2.04.B-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS — NORTH TAHOE EAST MIXED-USE SUBDISTRICTS					
	<i>Town Center Subdistricts</i>				
	<i>MU-MTC</i>	<i>MU-LTC</i>	<i>MU-R</i>	<i>MU-TOR</i>	<i>MU-WREC</i>
Density within Town Centers is governed by Chapter 13, Area Plans, of the TRPA Code of Ordinances. Chapter 31, Density, of the TRPA Code of Ordinances does not apply within Town Centers.					
Residential					
<i>Multi-Person Dwelling (people per acre)</i>	25 <u>62</u>	25 <u>62</u>	25 <u>62</u>	25 <u>37</u>	25 <u>62</u>
<i>Employee Housing (units/acre)</i>	25	25	25	<u>15</u>	25
Maximum Community Noise Equivalent Level (CNEL)	65 <u>60</u>	65 <u>60</u>	55	60	55

Section 33. Chapter 2, Section 2.04.C of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. **Planning Statements.** Planning statements for each Mixed-Use Subdistrict are as follows:

- a. Mixed-Use Community Center (MU-CC).
 - i. **Special Designations.** *(See Section 3.14)*
 - (1) TDR Receiving Area for: Existing Development; Multi-Residential Units
 - (2) Preferred Affordable, **Moderate, and Achievable** Housing Area
 - ~~(3) Multi-Residential Incentive Program Area~~
 - ii. **Special Policies.**

(16) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.
- b. Mixed-Use Gateway (MU-G).
 - i. **Special Designations.** *(See Section 3.14)*
 - (1) TDR Receiving Area for: Existing Development; Multi-Residential Units
 - (2) Preferred Affordable, **Moderate, and Achievable** Housing Area
 - ~~(3) Multi-Residential Incentive Program Area~~
 - ii. **Special Policies.**

(15) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.
- c. Mixed-Use Neighborhood Center (MU-NC).
 - i. **Special Designations.** *(See Section 3.14)*
 - (1) TDR Receiving Area for: Existing Development; **Multi-Residential Units**
 - (2) Preferred Affordable, Moderate, and Achievable-Income Housing Area**
 - ii. **Special Policies.**

(12) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

TABLE 2.04.C-1: LAND USE REGULATIONS — NORTH TAHOE WEST MIXED-USE SUBDISTRICTS						
	Village Center Subdistricts					
Use	MU-GW	MU-CCW	MU-CCE	MU-GE	MU-NC	Add'l Regs
Residential						
Multi-Person Dwellings	MUP	MUP	<u>MUP(3)</u>	MUP	<u>MUP(1)</u>	
Public Service						
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	

TABLE 2.04.C-2: DENSITY, BUILDING HEIGHT, RECREATION AND NOISE STANDARDS — NORTH TAHOE WEST MIXED-USE SUBDISTRICTS					
	Village Center Subdistricts				
	MU-GW	MU-CCW	MU-CCE	MU-GE	MU-NC
Maximum Density (Units/acre unless otherwise indicated)					
Residential					
Multi-Person Dwelling (people per acre)	25 37	25 37	37	25 37	37
Maximum Community Noise Equivalent Level (CNEL)	55	60 5	55	55	60
	Where applicable, a maximum 55 CNEL override is permissible for the Highway 28 Corridor				

Section 34. Chapter 2, Section 2.04.D of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. **Planning Statements.** Planning statements for each Mixed-Use Subdistrict are as follows:

a. Tahoma Village Center Subdistrict.

i. **Special Designations.** (See Section 3.14)

(1) TDR Receiving Area for: Existing Development; **Multi-Residential Units.**

(2) Preferred Affordable, **Moderate, and Achievable** Housing Area.

ii. **Special Policies.**

(2) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

b. Homewood Village Center Subdistrict.

i. **Special Designations.** (See Section 3.14)

(1) TDR Receiving Area for: Existing Development; **Multi-Residential Units.**

(2) Preferred Affordable, Moderate, and Achievable Housing Area.

ii. **Special Policies.**

(5) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

c. Sunnyside Village Center Subdistrict.

i. **Special Designations.** (See Section 3.14)

(1) TDR Receiving Area for: Existing Development; **Multi-Residential Units.**

(2) Preferred Affordable, Moderate, and Achievable Housing Area.

ii. **Special Policies.**

(2) Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.

TABLE 2.04.D-1: LAND USE REGULATIONS — WEST SHORE MIXED-USE SUBDISTRICTS				
<i>Use</i>	<i>Tahoma Village Center</i>	<i>Homewood Village Center</i>	<i>Sunnyside Village Center</i>	<i>Add'l Regs</i>
Residential				
Multi-Person Dwellings	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	
Public Service				
Threshold-Related Research Facilities	<u>MUP</u>	<u>MUP</u>	<u>MUP</u>	

TABLE 2.04.D-2: DENSITY, BUILDING HEIGHT AND NOISE STANDARDS — WEST SHORE MIXED-USE SUBDISTRICTS			
<i>Subdistrict</i>	<i>Tahoma Village Center</i>	<i>Homewood Village Center</i>	<i>Sunnyside Village Center</i>
Maximum Density (Units/acre unless otherwise indicated)			
Residential			
<u>Multi-Person Dwellings (people per acre)</u>	<u>25</u>	<u>25</u>	<u>25</u>

Section 35. Chapter 2, Section 2.05.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. Special Policies. ~~None.~~
 - a. **Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.05.A-1: LAND USE REGULATIONS — FAIRWAY SERVICE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
Multi-Person Dwellings	<u>MUP</u>	
Public Service		
Threshold-Related Research Facilities	<u>MUP</u>	

TABLE 2.05.A-2: DEVELOPMENT STANDARDS — FAIRWAY SERVICE SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre <u>Multi-Person Dwelling: 37 people per acre</u> Employee Housing: As per the limitations set forth in this table

Section 36. Chapter 2, Section 2.05.B of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

1. **Special Designation.** (See Section 3.14)
 - a. TDR Receiving Area for:

- i. Existing Development
 - ii. **Multi-Residential Units**
 - b. **Preferred Affordable, Moderate, and Achievable Housing Area**
2. **Special Policies.**
- c. **Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.05.B-1: LAND USE REGULATIONS — KINGS BEACH INDUSTRIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
<u>Multiple Family Dwelling, Multi-Person Dwelling and Employee Housing</u>	<u>MUP</u>	<u>Affordable, Moderate, and/or Achievable Housing Only</u>
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

TABLE 2.05.B-2: DEVELOPMENT STANDARDS — KINGS BEACH INDUSTRIAL SUBDISTRICT	
<u>Maximum Density</u>	<u>Employee Housing: 15 units per acre</u> <u>Multiple Family Dwellings: 15 units per acre</u> <u>Multiple Person Dwellings: 37 persons per acre</u>

Section 37. Chapter 2, Section 2.05.C of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- 1. **Special Designation.** *(See Section 3.14)*
 - a. TDR Receiving Area for:
 - i. Existing Development
 - ii. **Multi-Residential Units**
 - b. **Preferred Affordable, Moderate, and Achievable Housing Area**
- 2. **Special Policies.**
 - j. **Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.05.C-1: LAND USE REGULATIONS — LAKE FOREST COMMERCIAL SUBDISTRICT			
Use	Special Area #1	Special Area #2	Notes
Residential			
<u>Multi-Person Dwellings</u>	<u>MUP</u>	<u>MUP</u>	
Public Service			
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	<u>MUP</u>	

TABLE 2.05.C-2: DEVELOPMENT STANDARDS — LAKE FOREST COMMERCIAL SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre <u>Multi-Person Dwellings: 37 persons per acre</u> Employee Housing: As per the density limitations above

Section 38. Chapter 2, Section 2.05.D of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

1. **Special Designation.** (See Section 3.14)
 - a. TDR Receiving Area for:
 - i. Existing Development
 - ii. **Multi-Residential Units**
 - b. Preferred Affordable, **Moderate, and Achievable** Housing Area
2. **Special Policies.**
 - b. **Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.05.D-1: LAND USE REGULATIONS — TAHOE CITY INDUSTRIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
<u>Multi-Person Dwellings</u>	<u>MUP</u>	
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

TABLE 2.05.D-2: DEVELOPMENT STANDARDS — TAHOE CITY INDUSTRIAL SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Multiple Family Dwellings: 15 units per acre <u>Multi-Person Dwelling: 37 people per acre</u> Mobile Home Dwelling: 8 units per acre Employee Housing: As per the limitations above

Section 39. Chapter 2, Section 2.05.E of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.05.E-1: LAND USE REGULATIONS — TAHOE VISTA INDUSTRIAL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 40. Chapter 2, Section 2.06.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.06.A-1: LAND USE REGULATIONS — BLACKWOOD SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 41. Chapter 2, Section 2.06.B of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.06.B-1: LAND USE REGULATIONS — BURTON CREEK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 42. Chapter 2, Section 2.06.C of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.06.C-1: LAND USE REGULATIONS — LOWER WARD VALLEY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 43. Chapter 2, Section 2.06.D of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.06.D-1: LAND USE REGULATIONS — MARTIS PEAK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 44. Chapter 2, Section 2.06.E of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.06.E-1: LAND USE REGULATIONS — MCKINNEY LAKE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 45. Chapter 2, Section 2.06.F of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.06.F-1: LAND USE REGULATIONS — WATSON CREEK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 46. Chapter 2, Section 2.07.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.A-1: LAND USE REGULATIONS — 64 ACRE TRACT SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 47. Chapter 2, Section 2.07.D of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.D-1: LAND USE REGULATIONS — LOWER TRUCKEE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 48. Chapter 2, Section 2.07.E of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.E-1: LAND USE REGULATIONS — NORTH STAR SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 49. Chapter 2, Section 2.07.F of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.F-1: LAND USE REGULATIONS — NORTH TAHOE HIGH SCHOOL SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 50. Chapter 2, Section 2.07.G of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.G-1: LAND USE REGULATIONS — NORTH TAHOE RECREATION AREA SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 51. Chapter 2, Section 2.07.H of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.H-1: LAND USE REGULATIONS — SNOW CREEK SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 52. Chapter 2, Section 2.07.I of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.I-1: LAND USE REGULATIONS — TAHOE CITY GOLF COURSE SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 53. Chapter 2, Section 2.07.J of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 2.07.J-1: LAND USE REGULATIONS — UPPER WARD VALLEY SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

Section 54. Chapter 2, Section 2.08.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

1. **Special Designation.** *(See Section 3.14)*
 - a. TDR Receiving Area for:
 - i. Existing Development
 - ii. Multi-Residential Units
 - b. Preferred Affordable, Moderate, and Achievable Housing Area**
 - ~~b. Multi Residential Incentive Program Area~~
2. **Special Policies.**
 - c. Provide opportunities for development of a variety of multi-residential housing types with emphasis on affordable, moderate, and achievable housing.**

TABLE 2.08.A-1: LAND USE REGULATIONS — GRANLIBAKKEN SUBDISTRICT		
Allowable Land Uses	Land Use Permit	Add'l Regs.
Residential		
<u>Multi-Person Dwelling</u>	<u>A</u>	
Public Service		
<u>Threshold-Related Research Facilities</u>	<u>MUP</u>	

TABLE 2.08.A-2: DEVELOPMENT STANDARDS — GRANLIBAKKEN SUBDISTRICT	
Maximum Density	
<i>Residential</i>	Single Family Dwelling: 1 du/parcel Multiple Family Dwelling: 15 units per acre <u>Multi-Person Dwelling: 37 persons per acre</u> Employee Housing: As per the limitations above

Section 55. Chapter 2, Section 2.09.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- A. **Town Center Overlay District.** The purpose of Town Center Overlay District is to promote environmental redevelopment and provide capacity for transfers of development in accordance with the Regional Plan.

Except as provided in the supplemental limitations in this Section 2.09, all property within the Tahoe City, Kings Beach, and North Stateline Town Center Overlay Districts shall be eligible for all programs in the Regional Plan and Code for Town Centers, including but not limited to: eligibility as receiving areas for transfers of development rights and existing development in accordance with Chapter 51, **Banking, Conversion, and Transfers of Development**, of the TRPA Code of Ordinances; land coverage provisions for Centers in accordance with Chapter 30, Land Coverage, of the TRPA Code of Ordinances; and development standards for Town Centers in accordance with Chapter 13, Area Plans, of the TRPA Code of Ordinances.

Section 56. Chapter 3, Section 3.01 of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

3.01 Permissible Uses

Permissible Uses are defined in Chapter 21 of the TRPA Code of Ordinances. Permissible uses for each zoning subdistrict are outlined in Chapter 2 of these Area Plan Regulations. Additional provisions for secondary residences accessory dwelling units are outlined in Subsections A and B below.

Additional Secondary Residences Accessory Dwelling Units-Allowed. In addition to accessory dwelling units (ADU) and junior accessory dwelling units (JADU), or what are referred to as secondary residences by TRPA, permitted as an accessory use by Section 21.3.2.A.1 of the TRPA Code of Ordinances, ~~secondary residences~~ ADUs and JADUs are also permitted on parcels less than one acre as accessory to a single family residence dwelling or multi-family dwelling primary use it serves under Section 21.3.2.A.2 of the TRPA Code of Ordinances, as this document, Placer County's Housing Element, and Placer County's Zoning Ordinance Section 17.56.200 serve as a TRPA-Certified Local Government Housing Program if the parcel is ~~deed~~ restricted to prohibit the secondary residence to be converted to a tour-ist use or utilized as a vacation rental, and that is ~~deed~~ restricted for affordability as deter-mined by the Placer County Housing Specialist and in accordance with current California Department of Housing and Community Development requirements. A secondary residence ADUs and JADUs shall not be considered in calculating single-family or multi-family density, however, shall be considered a Residential Unit subject to the residential allocation and transfer provisions of the TRPA Code of Ordinances. Consistent with the TRPA four-year Area Plan recertification process, the secondary residential unit program shall be evaluated for efficacy and necessary adjustments.

Note: Pursuant to State of California regulations that prevent local jurisdictions from imposing further restrictions on ADUs and JADUs, applicants for all ADU/JADU permits must obtain authorization from both Placer County (in accordance with Placer County Code Section 17.56.200 and California Government Code Sections 65852.2 and 65852.22) and TRPA (in accordance with the Regional Plan, including requirements that the ADU be deed-restricted to affordable, moderate, or achievable housing). Delegated ADU permitting authority may be reassumed by Placer County when/if the State of California and/or TRPA regulations are changed.

A. Requirements for Secondary Residences

- 1. Application Contents and Requirements.** An Administrative Review Permit approval is required for a secondary residence within the Lake Tahoe Basin. The following materials shall be submitted with permit applications for secondary residences:

- ~~a. Existing Residence. On a lot with an existing single family residence, include floor plans and elevations of the second unit and a representative photograph of the primary residence.~~
 - ~~b. Undeveloped Parcels. Applications for secondary residences on undeveloped parcels shall include elevations and floor plans for both the main and second units.~~
 - ~~2. Timing of Permit and Construction. A permit for a secondary residence may be issued and the unit constructed either simultaneously with or subsequent to the primary residence to be constructed on the site.~~
 - ~~3. Design Standards for Secondary Residences.~~
 - ~~a. Maximum Floor Area. The maximum floor area allowed for a secondary residence, whether attached to the primary unit or detached, shall be based on the area of the lot as follows, provided that an attached unit shall not increase the floor area of an existing primary residence by more than 30 percent. [NOTE: "Floor area" as used in this section means the living area of a residence, exclusive of any garage or carport, which is measured from the outside surfaces of exterior walls or walls between living areas and a garage.]~~

<i>Lot Area of Site</i>	<i>Maximum Secondary Residence Floor Area</i>
2.29 acres or less	840 sq. ft.
2.3 to 4.99 acres	1,000 sq. ft.
5 acres or more	1,200 sq. ft.
 - ~~b. Allowable Garage Area. Detached secondary residences may be allowed an attached garage or carport with a maximum size of 576 square feet in addition to maximum permitted living area. Such space must be clearly designed for the storage of an automobile(s).~~
 - ~~c. Appearance of Secondary Residence. The secondary residence shall be architecturally compatible with the primary residence. For attached units, the appearance of the building shall remain that of a single family residence.~~
 - ~~4. Occupancy.~~
 - ~~a. Either the primary or secondary residence on the site shall be occupied at least 10 months per year.~~
 - ~~b. Short term rental of a secondary residence or its bedrooms to overnight guests for fewer than 30 consecutive days is prohibited.~~
 - ~~5. General Development Requirements. Construction associated with any secondary residence shall conform to the height, setback, lot coverage, site plan review, fees, charges, and other requirements generally applicable to residential construction within the zoning subdistrict where the subject property is located.~~
 - ~~6. Building Code and Floor Area Calculation Requirements. Detached secondary residences or additions to existing primary residences shall comply with appropriate building code requirements, minimum parcel size requirements, maximum unit floor area limits for the secondary residence, parking standards and building setback standards. Floor area calculations shall be measured from exterior walls consistent with Uniform Building Code standards.~~
 - ~~7. Deed Restriction. Prior to issuance of a building permit for a secondary residence, the owner shall record a deed restriction which addresses the restrictions on such units contained herein. The~~

declaration shall run with the land and be binding upon the applicant and successor property owners.

Section 57. Chapter 3, Section 3.07.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

TABLE 3.07.A-1: PARKING SPACES REQUIRED	
Use	Required Number of Parking Spaces
Residential Uses	
Single-Family Dwelling	2 per unit
Accessory Dwelling Unit (ADU)	<p>No additional parking is required if the proposed ADU is:</p> <p>(1) Within one-half mile of a public transit stop;</p> <p>(2) Within an architecturally and historically significant historic district;</p> <p>(3) Within the existing single-family dwelling or an existing residential accessory structure;</p> <p>(4) In an area where on-street parking permits are required but not offered to the occupant of the ADU;</p> <p>(5) Within one block of a car share vehicle pick-up location;</p> <p>(6) A junior accessory dwelling unit; or</p> <p>(7) Converted from a garage, carport, or other covered parking space, or if a garage, carport, or other covered parking space is demolished in conjunction with the accessory or junior accessory dwelling unit construction.</p> <p>In all other scenarios, parking requirements for ADUs shall not exceed one parking space per ADU. These spaces may be provided as tandem parking on a driveway.</p> <p>a) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.</p> <p>b) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of a secondary residence or converted to an secondary residence, the local agency shall not require that those offstreet parking spaces be replaced.</p>

5. **General Standards.** Adequate on-site parking to meet the parking demand of a use shall be provided within the project area.
 - a. Single-Family Houses, Including ~~Secondary Residences~~ **Accessory Dwelling Units.** Parking spaces within a driveway, a garage, or carport shall be considered in determining the adequacy of parking facilities for single-family houses, including ~~secondary residences~~ **accessory dwelling units.** Stacked parking may occur.

Section 58. Chapter 3, Section 3.07.D of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

2. ***Standards Applicable to Driveways.***

- d. Numbers of Driveways.
 - i. One driveway connection is allowed for single-family uses, including ~~secondary~~ **accessory** dwelling units. No circular or secondary driveway connections are allowed.
- e. Width of Driveways.
 - i. **Single-Family Houses, Including ~~Secondary Residences~~ Accessory Dwelling Units:**
Driveways serving single-family houses, including ~~secondary residences~~ **ADUs**, shall have a minimum width of 10 feet and a maximum of 20 feet. Where the single-family house includes a garage, the driveway shall be at least as wide as the garage door opening for a distance of 20 feet from the front of the garage to the back of sidewalk, or back of curb where there is no sidewalk or edge of travel way where there is no sidewalk or curb.
- f. Service Drives. Uses other than single-family houses, including ~~secondary residences~~ ADUs, which do not require the preparation of a traffic analysis pursuant to Section 65.2.4 of the TRPA Code of Ordinances, may be permitted an additional service driveway for maintenance and garbage removal. The service driveway shall be at least 10 feet wide, and no more than 12 feet wide. All maneuvering shall be accomplished on site to provide ability to enter any public or private road in a forward direction. With the exception of single-family residences, backing out onto a street is not allowed.

Section 59. Chapter 3, Section 3.13.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- A. **Allocations.** For ~~commodities~~ **allocations** that have been released to the County by TRPA, the County is responsible for **assigning allocating allocations** ~~commodities~~ to projects and maintaining records of allocations, which shall be transmitted to TRPA annually or as specified in an MOU.

Section 60. Chapter 3, Section 3.15.A of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

- B. ~~**Commodity Conversions.**~~ In addition to allowances for the election of conversion of use outlined in the TRPA Code of Ordinances, Section 50.10, Election of Conversion of Uses, a pilot program is established allowing property owners to convert verified Commercial Floor Area (CFA) and Placer County to convert the supply of CFA that TRPA has released to the County, to TAUs (Tourist Accommodation Units), subject to the following limitations:
 - 1. ~~The conversion ratio shall be 450 square feet of CFA = 1 TAU;~~
 - 2. ~~No more than 200 TAUs may be established within the Placer County Tahoe Basin Area Plan through this pilot program and other programs combined;~~
 - 3. ~~Converted units may only be used within Town Center Overlay Districts;~~
 - 4. ~~Sites must have BMP Certificates;~~
 - 5. ~~Sites must have sidewalk access;~~
 - 6. ~~Sites must be within 0.25 mile of a Transit Stop; and~~
 - 7. ~~The program will be periodically monitored for efficacy and future consideration of program adjustments.~~

- B. TRPA Certified Placer County Moderate-Income Housing Program. This program is intended to serve as a TRPA-Certified Local Government Moderate In-come Housing Program as described in subsection 52.3.6 of the TRPA Code of Ordinances. Owners of parcels located within Placer County may apply to TRPA to receive a residential allocation from the Residential Allocation Incentive Pool, subject to the limitations in TRPA Code Section 50.5.1.D.**

To qualify to receive a residential allocation through the Residential Incentive Pro-gram, property owners must, through deed-restriction limit the project area to the approved use and restrict the occupants' household income to moderate-income housing limits. Moderate-income units using residential allocations received through this program shall be restricted for long-term occupancy for at least ten months in each calendar year.

Section 61. Chapter 3, Section 3.14 of the Placer County Tahoe Basin Area Plan Implementing Regulations is hereby amended as follows:

3.14 Banking, Conversion, and Transfer of Development

Programs for **Banking, Conversion, and** Transfers of Development are outlined in Chapter 51, **Banking, Conversion, and** Transfer of Development, of the TRPA Code of Ordinances. Additional provisions related to Transfers of Development are outlined in Subsections A and B below.

- A. Development Transfer Receiving Areas.** The following subdistricts are eligible to receive transfers of development:
- 1. Transfer of Potential Residential Units of Use (Formerly 'Development Rights') to Town Centers.** Properties within the Town Center Overlay District are eligible to receive Transfers of ~~Development Rights~~ **Potential Residential Units of Use** to Centers, with bonus units, in accordance with Section ~~5051.35.21.C.3~~ of the TRPA Code of Ordinances.
 - 2. Transfers of Existing Development to Town Centers.** Properties within the Town Center Overlay District are eligible to receive Transfers of Existing Development to Centers, with bonus units, in accordance with Section ~~51.5.3.C~~ of the TRPA Code of Ordinances.
 - 3. Transfers of One or More Potential Residential Units of Use.** ~~Development Rights.~~ Parcels eligible to receive one or more ~~Development Rights~~ **Potential Residential Units of Use** in accordance with Subsection ~~51.35.31.AC.1~~ of the TRPA Code of Ordinances are limited to property within the Town Center Overlay District or within a subdistrict designated as a receiving area for transfers of multi-residential units.
 - 4. Transfers of One Potential Residential Unit of Use.** ~~Development Right.~~ Additional parcels eligible to receive one ~~Development Right~~ **Potential Residential Unit of Use** are identified in Subsection ~~51.35.31.BC.2~~ of the TRPA Code of Ordinances.
 - 5. Transfers of Existing Development.** Parcels eligible to receive transfers of existing development in accordance with Section ~~51.5.3~~ of the TRPA Code of Ordinances are limited to property within the Town Center Overlay District or within a subdistrict designated as a receiving area for transfers of existing development.
- B. Special Designations.** In addition to the receiving area allowances listed above in Subsection A, Subdistricts may have one or more Special Designations that allow for reception of transfers of development. Special Designations include the following:
- 1. TDR (Transfer of Development Right) Receiving Area.** The following designations determine which Subdistricts, or portions thereof, are receiving areas for transfer of the development specified in Chapter 51 of the TRPA Code of Ordinances: **Banking, Conversion, and Transfer of Development Rights:**

- a. Existing Development. The existing development designation determines which areas are eligible for the transfer of existing uses that are permissible uses in the Subdistrict.
 - b. Multi-Residential Units. The multi-residential unit designation determines which areas are eligible for the transfer of **a potential** residential development rights **units of use.** ~~Some subdistricts may be limited to employee housing only.~~
2. **Preferred Affordable, Moderate, and Achievable Housing Area.** Subdistricts with the preferred affordable, **moderate, and achievable** housing area designation are preferred locations for affordable, **moderate, and achievable** housing and are eligible for subdivision of post-1987 residential projects pursuant to sub-paragraph 39.2.5.**C, D, and F** of the TRPA Code of Ordinances.
 - ~~3. **Multi-Residential Incentive Area.** All projects receiving multi-residential bonus units must comply with the criteria found in Section 52.3.2 of the TRPA Code of Ordinances.~~
 - ~~4.3. **Preferred Industrial Area.** Subdistricts with the preferred industrial area designation are eligible for the commercial allocation and transfer incentives pursuant to Chapters 50 and 51.~~
 - ~~5.4. **Town Center.** Subdistricts within the Town Center Overlay District qualify as TDR Receiving Areas, **and Preferred Affordable, Moderate, and Achievable-Housing Areas and Multi-Residential Incentive Program Areas.**~~

Section 62. This ordinance shall take force and become effective thirty (30) days of the date of its passing, in accordance with Government Code Section 25123.

Section 63. The Clerk is directed to publish this ordinance, or a summary thereof, within fifteen (15) days in accordance with Government Code Section 25124.